

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-42

IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS R-42

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass R-55, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Charlestown Development Corporation has expressed an interest in and submitted a satisfactory proposal for developing disposition Parcel R-42.

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That the Charlestown Development Corporation be and hereby is designated as the redeveloper of Disposition Parcel R-42.
2. That the Director is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement for the disposition of Parcel R-42 between the Authority as seller and the Charlestown Development Corporation as buyer in consideration of the purchase price to be determined by the Authority and in which Federal concurrence is received. Such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.
3. That the Director is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement; and that the execution by the Director of such agreement and deed to which a certificate of this vote is attached, shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

4. That the building and plot plans for Parcel R-42 prepared by Lawrence L. Rubin, Architect for the Charlestown Development Corporation are hereby approved.

Unit Distribution in Parcel R-42 Development

I. Rehabilitation

1. Round Corner House

- 1 commercial unit
- 2 two bedroom apartments

2. Warren Tavern

- 1 commercial unit
- 1 one bedroom apartment
- 1 two bedroom apartment

3. Armstrong House

- 1 commercial unit
- 3 two bedroom apartments

4. Benjamin Thompson House

- 1 one bedroom apartment
- 1 two bedroom apartment

5. Timothy Thompson House

- 2 one bedroom apartments
- 1 two bedroom apartments

II. New Construction

1. Timothy Thompson House duplicate three - two bedroom apartments

2. New House six - two bedroom apartments

III. Unit Totals

- 3 commercial units
- 17 two bedroom apartments
- 4 one bedroom apartments

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: Charlestown Mass R-55 / Final Designation of Developer
for Parcel R-42

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On January 15, 1970 the Authority tentatively designated the Charlestown Development Corporation, 38 Harvard Street, Charlestown as the redeveloper of Parcel R-42 consisting of 30,323 square feet at Thompson Square in the Charlestown Urban Renewal Area. Mr. James Adams, 38 Harvard Street, Charlestown is the principal officer of the Charlestown Development Corporation, a private corporation.

The developer has submitted building and plot plans for the rehabilitation of five historic structures and the construction of nine new rental units. These plans, which have been approved by the Authority's Department of Urban Design, call for the rehabilitation of three commercial units and twelve residential units. Planned new construction will create an additional nine residential units for a total of three commercial units and twenty-one residential units. An attached sheet shows the unit distribution and bedroom count.

The proposed rent schedule for Parcel R-42 is appropriate for families of moderate and low income.

The reuse price for this parcel is the subject of another memorandum submitted at this Board Meeting.

It is recommended that the Authority adopt the attached resolution designating the Charlestown Development Corporation as developer of Parcel R-42 and approve the building and plot plans.

An appropriate resolution is attached.